

51-136

BK 7631 PG 231

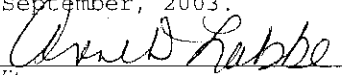
TRANSFER
TAX
PAID

WARRANTY DEED
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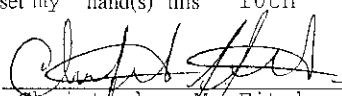
Know All Men By These Presents That I, Christopher M. Fitch
of 42 Edgemont Street, Waterville,
County of Kennebec and State of Maine,
for consideration paid, grant to Matthew E. Poulin and Sara J. Poulin
of 61 Old Waterville Road Apt 1, South China,
County of Kennebec and State of Maine
as Joint Tenants
with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in
Waterville County of Kennebec
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 10th day of
September, 2003.



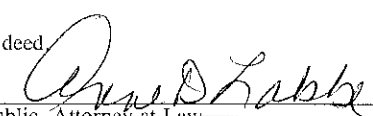
Witness



Christopher M. Fitch

State of Maine
County of Kennebec ss.

On this 10th day of September, 2003, personally appeared before me the
above named Christopher M. Fitch
and acknowledged the foregoing to be his/her/their free act and deed.



Notary Public, Attorney at Law

Return to: Matthew E. Poulin

ANNE LABBE
Maine Notary Public
My Commission Expires March 17, 2004

Stewart Title

57-136

BK 7631 PG 232

File No: 03080767

Exhibit A - Deed

A certain lot or parcel of land, with the buildings thereon, situate in said Waterville, and bounded and described as follows, to wit:

Beginning at an iron pin in the southerly line of Edgemont Avenue at the northwesterly corner of land or lot now or formerly of Donald S. Winslow; thence southerly at right angles to said Avenue ninety (90) feet to an iron pin in the northerly line of land of the Maine Central Railroad Company; thence westerly along the said northerly line seventy five (75) feet to an iron pin; thence northerly along the line of land now or formerly of Costas Datsis ninety (90) feet to an iron pin in the southerly line of said Edgemont Avenue; thence easterly along the southerly line of said Edgemont Avenue seventy-five (75) feet to the point of beginning.

Meaning and intending to convey Lot numbered twenty-three (23) and one-half of Lot numbered twenty-four (24) on Plan of Edgewood Park made by John J. Bureigh, C.E. in August, 1905 and recorded in the Kennebec County Registry of Deeds to which Plan reference is made for a more particular description.

Reference is hereby made to a deed from Estate of Louise A. Wyman dated February 3, 1999 to Christopher M. Fitch and recorded in the Kennebec County Registry of Deeds in Book 5865, Page 293

C.F.

RECEIVED KENNEBEC SS.

2003 SEP 15 AM 10: 54

ATTEST:

Carol L. Sullivan
REGISTER OF DEEDS